

**MOUNT JACKSON PLANNING COMMISSION**  
**REGULAR MEETING**  
**May 1, 2006**

Chairman Boyers called the meeting to order at 7:40 following a Public Hearing. Attending were: Mrs. Good and Messrs. Bock, Hackenbracht, Monroe, Wolfe, and Zirkle.

**ADDITIONS TO AGENDA:** None.

**MINUTES** – Mrs. Good MOVED, 2<sup>nd</sup> by Mr. Zirkle, that the minutes of April 3, be approved as presented. Approved UNANIMOUSLY.

**OLD BUSINESS:**

1. **Comprehensive Plan Update Task Force** – Mrs. Good reported that Chapter 4 is essentially complete and the final chapter will be reviewed this month.
2. Ordinance O-06-2006, AMENDMENT #1 – Amending B-1 and B-2 uses and other code amendments - MOTION by Mr. Monroe, 2<sup>nd</sup> by Mrs. Good to recommend Town Council APPROVAL of the ordinance with Amendment #1 and adding two more amendments: 1.) Remove the word “not” from Special Use Items over 3000 sq. feet; 2.) Remove the last 10 words in 66-228 (b)(4) pertaining to permanent curbs and simply make them permanent barriers. PASSED Unanimously.
3. Native American Industries – Special Use Permit, Stage II – MOTION by Mr. Hackenbracht, 2<sup>nd</sup> by Mr. Wolfe to recommend Town Council approval of the permit including the six conditions in the staff memorandum and adding a 7<sup>th</sup> condition that allows the deletion of the columns on the building front that were approved in the first Special Use Permit since additional landscaping is being installed along the front of the property. Passed Unanimously.
4. Future Meeting Dates – MOTION by Mr. Hackenbracht, 2<sup>nd</sup> by Mrs. Good that the June meeting be set for June 12 and the July meeting be set for July 10. Passed Unanimously.

**NEW BUSINESS:**

1. Ordinance O-10-2006 – Amending the parking provisions in the Town Code – Mrs. Good proposes Low Impact Design provisions be added in the sections pertaining to paving. After discussion it was decided to ask the Planning Consultant to propose language to include LID in the parking ordinance and the Site Design Criteria section of the code in the form of an amendment to this ordinance and a second ordinance on the Site Guidelines. The amendment would be offered for consideration at the June 12 meeting. MOTION by Mr. Monroe, 2<sup>nd</sup> by Mr. Zirkle to set this matter for Joint Public Hearing on June 12 at 7:30 PM and that staff should draft amendments as discussed above for consideration at that time. PASSED Unanimously.

2. Alvin Henry Special Use Permit, Used Car Sales – MOTION by Mr. Hackenbracht, 2<sup>nd</sup> by Mrs. Good to set this matter for Joint Public Hearing on June 12 at 7:30 pm. Passed Unanimously.
3. Twin Trees LLC – Special Use Permit, Retail, temporary residence, restaurant, etc.- MOTION by Mr. Bock, 2<sup>nd</sup> by Mr. Zirkle to set this matter for Joint Public Hearing on June 12 at 7:30 pm if proper application is filed timely. Passed Unanimously.
4. FY 2007-2011 Capital Improvement Plan – Mr. Moore summarized and the draft plan was discussed.
5. Daniel Gray Drive Master Plan Study – MOTION by Mr. Monroe, 2<sup>nd</sup> by Mrs. Good to recommend that the Town Council fund and begin work on this plan as soon as possible. Passed Unanimously

**Board of Zoning Appeals** – No actions.

**Zoning Administrator Report** – Accepted as presented.

Mr. Hackenbracht summarized the sewer and I&I projects which are about to be submitted to DEQ for review and will hopefully be bid in August.

Meeting adjourned at 9:10 pm.

Respectfully Submitted,

Charles Moore, Secretary